

AN ORDINANCE 2006-02-09-0204

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of east 64.3 feet of Lot 8, NCB 8377 from "R-4" Residential Single-Family District to "R-4" (CD-Two-Family Dwelling) Residential Single-Family District with a Conditional Use for a Two-Family Dwelling.

SECTION 2. The City Council finds as follows:

- A.** The conditional use will not be contrary to the public interest.
- B.** The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D.** The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E.** The conditional use will not affect adversely the public health, safety and welfare.

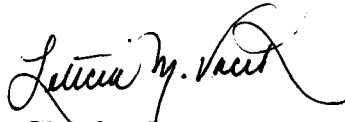
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on February 19, 2006.

PASSED AND APPROVED this 9th day of February, 2006.

ATTEST:


City Clerk


M A Y O R
PHIL HARDBERGER

APPROVED AS TO FORM:


City Attorney

CASE NO: Z2005264 CD

Staff and Zoning Commission Recommendation - City Council

Zoning Commission Continuance from December 20, 2005 to consider Conditional Use

Date: February 09, 2006

Zoning Commission Meeting Date: January 17, 2006

Council District: 7

Ferguson Map: 581 C6

Applicant:

Owner:

Ana Elizabeth Sandoval

Ana Elizabeth Sandoval

Zoning Request:

From "R-4" Residential Single-Family District to "R-4" (CD- Two-Family Dwelling) Residential Single-Family District with a Conditional Use for a Two-Family Dwelling

East 64.3 feet of Lot 8, NCB 8377

Property Location:

702 John Adams Drive

Southwest corner of John Adams Drive and East Cheryl Drive

Proposal:

Add a meter

Neighborhood Association

Donaldson Terrace Neighborhood Association

Neighborhood Plan:

Near Northwest Community Plan

Traffic Impact Analysis

A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The request does conform to the land use plan of the Near Northwest Community Plan. The subject property is located in an area designated as Low-Density residential.

Approval

The subject property has two existing single-family dwellings and located on John Adams Drive local access street. The subject property is adjacent to "R-4" Residential Single-Family District to the west north, south and east (single-family dwellings). The "R-4" (CD- Two-Family Dwelling) Residential Single-Family District with a Conditional Use for a Two-Family Dwelling would be appropriate at this location. The subject property was originally zoned "B" Residence District (single-family dwellings and duplexes) under the 1938 zoning ordinance. No change is proposed to the base zoning of "R-4" Residential Single-Family District.

The reason for requesting a change of zoning is to add a meter to the dwelling in the rear.

Zoning Commission Recommendation:

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

Z2005264 CD

ZONING CASE NO. Z2005264 – December 20, 2005

Applicant: Ana Elizabeth Sandoval

Zoning Request: “R-4” Residential Single-Family District to “MF-25” Multi-Family District.

Ana Sandoval, 702 John Adams Dr., stated that she is requesting the rezoning to allow her to place a meter on the property, which would allow her to rent the rear unit. She amended her request as per staff recommendation to “R-4”. She further stated that she has not met with the neighborhood association but she will meet with the opposition prior to going before City Council.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and the Donaldson Terrace Neighborhood Association is in opposition to multi-family development.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner Robbins for a continuance until January 17, 2006.

1. Property is located on the east 64.3 feet of Lot 8, NCB 8377 at 702 John Adams Drive.
2. There were 25 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval of “R-4”.

AYES: Martinez, Robbins, Rodriguez, Sherrill, Avila, Kissling, Gray

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005264 CD – January 17, 2006

Applicant: Ana Elizabeth Sandoval

Zoning Request: “R-4” Residential Single Family District to “R-4” C (CD – Two Family Dwelling) Residential Single Family District with Conditional Use for a Two Family Dwelling.

Z2005264 CD

Tomas Sandoval, owner, stated they are requesting the purpose of this request is to add another meter to the existing residence. He stated he has visited with the surrounding neighbors and has collected a petition expressing their support. He further stated he has also contacted the representative of the neighborhood association who are also in support.

Staff stated there were 25 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from the Donaldson Terrace Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner Stribling to find consistency with the neighborhood plan.

AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner Marshall to recommend approval.

1. Property is located on east 64.3 feet of Lot 8, NCB 8377 at 702 John Adams Drive.
2. There were 25 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

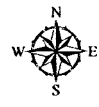


_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2005-264 CD

City Council District No. 7
 Requested Zoning Change
 From "R-4" To "R-4" CD
 Date: February 9, 2006
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\Dec_6_2005

